184.0	0006	0013.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	708,900 / 708,900
					USE VALUE:	708,900 / 708,900
					ASSESSED:	708,900 / 708,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
195		WOLLASTON AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	TORCHIO MICHAEL R & LISA M/ TRUS
Owner 2:	WOLLASTON AVENUE 195 REALTY TR
Owner 3:	
Street 1:	195 WOLLASTON AVENUE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	TORCHIO MICHAEL R--ETAL -
Owner 2:	TORCHIO LISA M -
Street 1:	195 WOLLASTON AVENUE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .152 Sq. Ft. of land mainly classified as One Family with a Split Level Building built about 1957, having primarily Vinyl Exterior and 2023 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6627.000	275,700		433,200	708,900
Total Card	0.152	275,700		433,200	708,900
Total Parcel	0.152	275,700		433,200	708,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 350.45 /Parcel: 350.45

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 123878

GIS Ref

GIS Ref

Insp Date 08/25/18

PREVIOUS ASSESSMENT

Parcel ID 184.0-0006-0013.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	275,700	0	6,627.	433,200	708,900		Year end	12/23/2021
2021	101	FV	265,400	0	6,627.	433,200	698,600		Year End Roll	12/10/2020
2020	101	FV	265,400	0	6,627.	433,200	698,600	698,600	Year End Roll	12/18/2019
2019	101	FV	274,000	0	6,627.	433,200	707,200	707,200	Year End Roll	1/3/2019
2018	101	FV	274,000	0	6,627.	365,100	639,100	639,100	Year End Roll	12/20/2017
2017	101	FV	274,000	0	6,627.	334,200	608,200	608,200	Year End Roll	1/3/2017
2016	101	FV	274,000	0	6,627.	284,700	558,700	558,700	Year End	1/4/2016
2015	101	FV	226,900	0	6,627.	247,500	474,400	474,400	Year End Roll	12/11/2014

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 14317

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
TORCHIO MICHAEL	77387-355	1	3/31/2021	Convenience	1	No	No		
	20002-115		8/1/1989		230,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/26/2013	1433	Manual	4,228	C				
4/13/1999	189	Redo Bas	1,000					SHEET ROCK BASEMEN
7/11/1995	387		2,400					WDK 12X18

ACTIVITY INFORMATION

Date	Result	By	Name
8/25/2018	MEAS&NOTICE	HS	Hanne S
1/27/2014	Info Fm Prmt	EMK	Ellen K
12/8/2008	Measured	372	PATRIOT
4/20/2000	Inspected	264	PATRIOT
1/4/2000	Mailer Sent		
1/3/2000	Measured	263	PATRIOT
7/21/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6627		Sq. Ft.	Site		0	70.	0.93	7									433,167						433,200	

USER DEFINED

Prior Id # 1:	123878
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PRINT

Date	Time
12/30/21	18:46:12

LAST REV

Date	Time
04/27/21	15:45:58

mmcmakin

!14317!

Total AC/HA:	0.15213	Total SF/SM:	6627	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	433,167	Spl Credit		Total:	433,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	21 - Split Level		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:	8 - Brick Veneer	18	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1957	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	3 - Hardwood	30	%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.35000002
Const Adj.:	1.00841618
Adj $ / SQ:	136.136
Other Features:	83210
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	338687
Depreciation:	62996
Depreciated Total:	275692

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

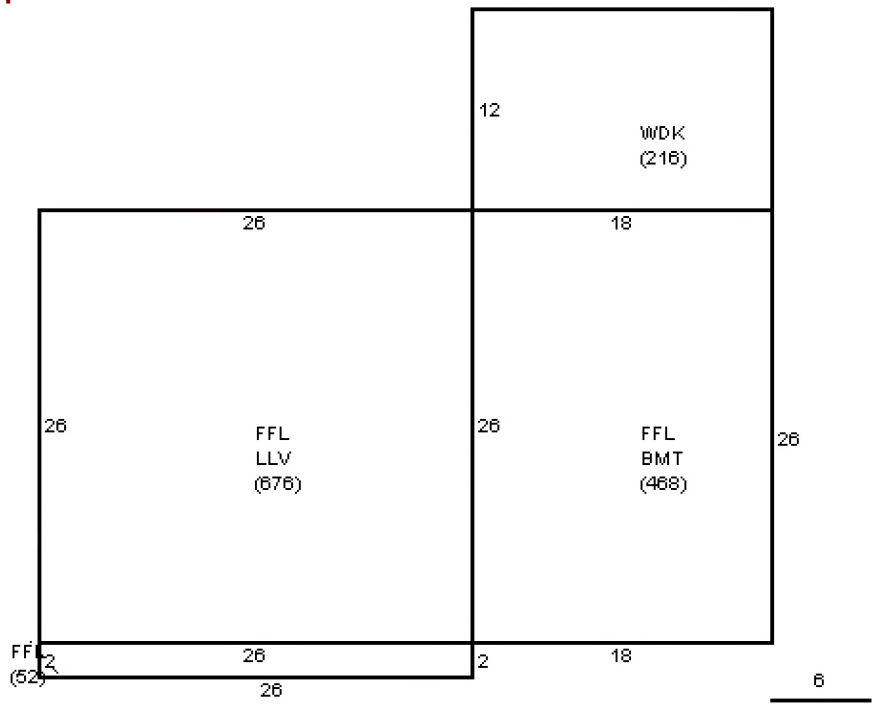
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	136.14
Special Features:	0	Val/Su Net:	107.86
Final Total:	275700	Val/Su SzAd	230.52

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,196	136.140	162,819
LLV	Lower Level	676	88.830	60,048
BMT	Basement	468	64.730	30,295
WDK	Deck	216	10.720	2,315

Net Sketched Area:	2,556			Total:	255,477
Size Ad	1196	Gross Area	2556	FinArea	2023

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	90	A	
LLV	100	FLA	60	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

184.0-0006-0013.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X12	A	AV	1985	0.00	T	27.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	